BILL GARRETT, Davidson County
Trans:T20110082764 DEEDWARR
Recvd: 12/30/11 11:12 9 pgs
Fees:47.00 Taxes:0.00
20111230-0102194

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$ 500,000.00 STATE OF TENNESSEE TAX EXEMPT**

AFFIANT

Subscribed to and sworn before me this 15th day of November, 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

GREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
STATE OF TENNESSEE 22nd Floor Tennessee Tower 312 8th Avenue North Nashville, Tennessee 37243-0299	TAX EXEMPT	Map 160 Parcel 177

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF $500,000.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FRIENDS OF RADNOR LAKE, A TENNESSEE NOT-FOR-PROFIT CORPORATION.** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **STATE OF TENNESSEE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

TRANSACTION NUMBER 10-11-016

LEGAL DESCRIPTION HAS BEEN ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS TRACT 1 EXHIBIT "A".
LEGAL DESCRIPTION HAS BEEN ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS TRACT 2 EXHIBIT "B".
LEGAL DESCRIPTION HAS BEEN ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS TRACT 3 EXHIBIT "C".

SURVEY DESCRIPTION HAS BEEN ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS EXHIBIT "D".

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	( ) IMPROVED (X) UNIMPROVED	Property known as: **LAKEMONT DRIVE** Nashville, TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 20100

WITNESS, this 15th day of NOVEMBER, 2011

FRIENDS OF RADNOR LAKE

BY: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of NOVEMBER 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles Frankle with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath is acknowledged he is the Authorized Agent for **FRIENDS OF RADNOR LAKE, A TENNESSEE NOT-FOR-PROFITE CORPORATION.**, the within named bargainor, and that as such Authorized Agent, being duly authorized to do so, executes the forgoing instrument for the purposes therein contained by signing the name of the corporation by the said Charles Frankle as such Authorized Agent

Witness my hand and official seal on this the 15th day of NOVEMBER, 2011.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

LTSR Number:

GTE File. 20100

EXHIBIT"A"

TRANSACTION NUMBER 10-11-016

TRACT 1

Land lying within the 34th Councilmanic District of Nashville, Davidson County Tennessee and being more particularly described as follows:

BEGINNING at an iron pin old, being the most southern corner of Lot 101 of Oak Hill Estates, Section Two of record in Plat Book 4460, Page 37 and a common corner with the State of Tennessee property of record in Deed Book 8266, Page 248, said pin being at coordinates N-625769.7831, E-1736352.2794 on the Tennessee State Plane Coordinate System (N.A.D. '83) 2002 Adjustment;

Thence, with Lot 101, North 68 degrees 42 minutes 25 seconds East, 374.56 feet to an iron pin new and a common corner between Lots 100 and 101 of said subdivision;

Thence, with Lot 100, South 70 degrees 08 minutes 27 seconds East, 224.35 feet to a concrete monument old at the south most corner of Lot 100, same being the common corner of Lots 2 & 3 of the plan entitled seconds Subdivision Plat of Map 160, Parcel 178 seconds of record in Plat Book 6900, Page 925;

Thence, with Subdivision Plat of Map 160, Parcel 178 and Lot 2, South 74 degrees 07 minutes 57 seconds East, 220.72 feet to an iron old, being a common corner of Lots 1 & 2;

Thence, with Lot 1, South 08 degrees 48 minutes 35 seconds East, 144.86 feet to a concrete monument old and a common corner of Lot 1 & Lot 87 of Oak Hill Estates, Section Two of record in Plat Book 4460, Page 37;

Thence, with Oak Hill Estates, Section Two and Lot 87, South 08 degrees 23 minutes 50 seconds East, 167.84 feet to a concrete monument old and a common corner with Lots 86 & 87;

Thence, with Lots 86 & 85, South 32 degrees 51 minutes 37 seconds West, 366.50 feet to a concrete monument old and a common corner with Lots 84 & 85;

Thence, with Lot 84, South 32 degrees 43 minutes 47 seconds West, 250.01 feet to an iron pin old and a common corner at Lots 83 & 84;

Thence, with a new line across the Harris, Neely, & Cox property this being the common line between Tracts 1 & 2 as shown on survey, North 43 degrees 43 minutes 53 seconds West, 754.54 feet to an iron pin old and a common corner with said State of Tennessee property;

Thence, with State of Tennessee, North 07 degrees 22 minutes 58 seconds East, 285.04 feet to the POINT OF BEGINNING and containing 517,886 square feet, or 11.889 acres, more or less.

Being a portion of property conveyed to Friends of Radnor Lake, a Tennessee not-for profit corporation by deed of record in Instrument Number 20110111-0002856, in the Register's Office for Davidson County, Tennessee.

Survey by: HFR Design project no. 2010180-52, dated 12-15-10
by Michael R. Williams

EXHIBIT"B"

TRANSACTION NUMBER 10-11-016

TRACT 2

Land lying within the 34th Councilmanic District of Nashville, Davidson, County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin old, being in the south line of the State of Tennessee property of record in Deed Book 8266, Page 248 and being a common corner of Tracts 2 & 3 of this survey, said pin being at coordinates N-625080.1757, E-1736070.0389 on the Tennessee State Plane Coordinate System (N.A.D. '83) 2002 Adjustment;

Thence, with State of Tennessee, North 36 degrees 34 minutes 17 seconds East, 329.54 feet to an iron pin old;

Thence, North 19 degrees 05 minutes 58 seconds East, 150.56 feet to an iron pin old;

Thence, with a new line across Harris, Neely, and Cox property same being the common line of Tracts 2 &1 of this survey, South 43 degrees 43 minutes 53 seconds East, 754.54 feet to an iron pin old and a common corner with Lots 83 & 84 of Oak Hill Estates, Section Two of record in Plat Book 4460, Page 37;

Thence, with Lot 83, South 18 degrees 10 minutes 11 seconds West, 294.03 feet to an iron pin new and a common corner with Metro Government (water tank) property, Parcel 230 of record in CD-00964470-0000 and Deed Book 1586, Page 1350;

Thence, with Metro Government Parcel 230 for the following 9 calls:

Thence, North 14 degrees 27 minutes 37 seconds West, 151.82 feet to an iron pin new;
Thence, North 54 degrees 27 minutes 01 seconds West, 113.07 feet to an iron pin new;
Thence, along a curve to the left, having a radius of 401.15 feet, a delta angle of 33 degrees 22 minutes 34 seconds, a chord bearing and distance of South 39 degrees 03 minutes 01 seconds West, 230.39 feet, along an arc length of 233.68 feet to an iron pin new;
Thence, South 31 degrees 34 minutes 59 seconds West, 36.18 feet to an iron pin new;
Thence, along a curve to the right, having a radius of 221.30 feet, a delta angle of 12 degrees 19 minutes 45 seconds, a chord bearing and distance of South 44 degrees 57 minutes 35 seconds West, 47.53 feet, along an arc length of 47.62 feet to an iron pin new;
Thence, along a curve to the right, having a radius of 799.25 feet, a delta angle of 04 degrees 13 minutes 51 seconds, a chord bearing and distance of South 53 degrees 14 minutes 24 seconds West, 59.01 feet, along an arc length of 59.02 feet to a Mag-nail and disk new in an asphalt drive;
Thence, South 34 degrees 38 minutes 41 seconds East, 16.44 feet to an iron pin new;
Thence, North 53 degrees 46 minutes 47 seconds East, 74.46 feet to a Mag-nail and disk new in an asphalt drive;
Thence, North 85 degrees 54 minutes 39 seconds East, 301.63 feet to a concrete monument old and being a common corner with Lots 81 & 82 of said Oak Hill Estates, Section Two;

Thence, with Oak Hill Estates, Section Two and Lot 81, South 75 degrees 30 minutes 07 seconds West, 250.25 feet to a concrete monument old and a common corner with Lots 80 & 81;

Thence, with Lot 80, South 53 degrees 26 minutes 25 seconds West, 184.41 feet to an iron pin old and a common corner with Lots 79 & 80;

Thence, with Lots 79 & 78, North 88 degrees 49 minutes 08 seconds West, 278.72 feet to an iron pin old and a common corner with Lots 77 & 78;

Being a portion of property conveyed to Friends of Radnor Lake, a Tennessee not-for profit corporation by deed of record in Instrument Number 20110111-0002856, in the Register's Office for Davidson,County, Tennessee.

Survey by: HFR Design project no. 2010180-52, dated 12-15-10
by Michael R. Williams

Thence, with Lot 77 for the following 2 calls:

Thence, North 89 degrees 20 minutes 21 seconds West, 99.29 feet to a concrete monument old;
Thence, South 53 degrees 51 minutes 41 seconds West, 120.00 feet to an iron pin new;

Thence, with another new line across Harris, Neely, and Cox property same being the common line of Tracts 2 &3 of this survey, North 16 degrees 13 minutes 09 seconds East, 240.01 feet to an iron pin new in the east line of the Metro Government (water tank) property, Parcel 231 of record in CD-00964470-0000 and Deed Book 1586, Page 1350;

Thence, with Metro Government property for the following 3 calls:

Thence, North 39 degrees 48 minutes 05 seconds East, 18.40 feet to an iron pin new;
Thence, North 41 degrees 07 minutes 44 seconds East, 105.33 feet to an iron pin new;
Thence, South 61 degrees 05 minutes 58 seconds West, 73.30 feet to an iron pin new;

Thence, leaving Metro Government with another new line across Harris, Neely, and Cox property, same being another common line of Tracts 2 &3 of this survey, North 16 degrees 13 minutes 09 seconds East, 395.21 feet to the POINT OF BEGINNING and containing 504,765 square feet, or 11.589 acres, more or less.

EXHIBIT "C"

TRANSACTION NUMBER 10-11-016

TRACT 3

Land lying within the 34th Councilmanic District of Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin old, being in the south line of the State of Tennessee property of record in Deed Book 8266, Page 248 and being a common corner of Tracts 2 & 3 of this survey, said pin being at coordinates N-625080.1757, E-1736070.0389 on the Tennessee State Plane Coordinate System (N.A.D. '83) 2002 Adjustment;

Thence, with a new line across Harris, Neely, and Cox property same being the common line of Tracts 3 &2 of this survey, South 16 degrees 13 minutes 09 seconds West, 395.21 feet to an iron pin new in the north line of Metro Government (water tank) property, Parcel 231 of record in CD-00964470-0000 and Deed Book 1586, Page 1350;

Thence, with Metro Government Parcel 231 for the following 7 calls:

Thence, South 61 degrees 05 minutes 58 seconds West, 77.58 feet to an iron pin new;
Thence, North 59 degrees 56 minutes 58 seconds West, 96.41 feet to an iron pin new;
Thence, South 45 degrees 13 minutes 37 seconds West, 105.87 feet to an iron pin new;
Thence, South 40 degrees 53 minutes 46 seconds East, 109.74 feet to an iron pin new;
Thence, North 51 degrees 48 minutes 56 seconds East, 51.75 feet to an iron pin new;
Thence, South 41 degrees 49 minutes 36 seconds East, 38.73 feet to an iron pin new;
Thence, North 39 degrees 48 minutes 05 seconds East, 111.36 feet to an iron pin new;

Thence, with another new line across Harris, Neely, and Cox property same being another common line of Tracts 3 &2 of this survey, South 16 degrees 13 minutes 09 seconds West, 240.01 feet to an iron pin new and a common corner with Lot 77 Oak Hill Estates, Section Two of record in Plat Book 4460, Page 37;

Thence, with Oak Hill Estates, Section Two and Lot 77, South 08 degrees 47 minutes 39 seconds West, 246.91 feet to an iron pin new in the north right-of-way line of Lakemont Drive (60 feet R/W) and being the southeast corner of the herein described Tract 3;

Thence, with the north right-of-way line of Lakemont Drive, North 74 degrees 49 minutes 41 seconds West, 169.08 feet to an iron pin new;

Thence, along a curve to the right, having a radius of 1115.92 feet, a delta angle of 16 degrees 24 minutes 48 seconds, a chord bearing and distance of North 66 degrees 42 minutes 20 seconds West, 318.58 feet, along an arc length of 319.67 feet to an iron pin old, the southeast corner of Lot 74 of Oak Hill Estates, Section Three of record in Plat Book 4860, Page 3;

Thence, with Oak Hill Estates, Section Two and Lot 74, North 32 degrees 41 minutes 10 seconds East, 358.66 feet to an iron pin new;

Thence, with Lots 74 & 73, North 45 degrees 01 minutes 19 seconds West, 240.57 feet, (passing an iron pipe old at 122.10 feet, a common corner between Lots 74 & 73) to an iron pin old, being the common corner of Lots 72 & 73;

Thence, with Lots 72 & 71, North 32 degrees 51 minutes 01 seconds West, 231.99 feet to an iron pin old and a common corner with Lots 71 & 70;

Thence, with Lot 70, North 12 degrees 04 minutes 03 seconds West, 165.59 feet to an iron pin old and a common corner with Lots 69 & 137;

Being a portion of property conveyed to Friends of Radnor Lake, a Tennessee not-for profit corporation by deed of record in Instrument Number 20110111-0002856, in the Register's Office for Davidson County, Tennessee.

Survey by: HFR Design project no. 2010180-52, dated 12-15-10
by Micheal R. Willimas

Thence, with Lot 137, North 00 degrees 00 minutes 47 seconds East, 101.98 feet to an iron pin old and a corner in the south line of said State of Tennessee property;

Thence, with the south line of the State of Tennessee property, South 77 degrees 05 minutes 48 seconds East, 846.14 feet to the POINT OF BEGINNING and containing 505,230 square feet, or 11.598 acres, more or less.

EXHIBIT "D"

TRANSACTION NUMBER 10-11-016

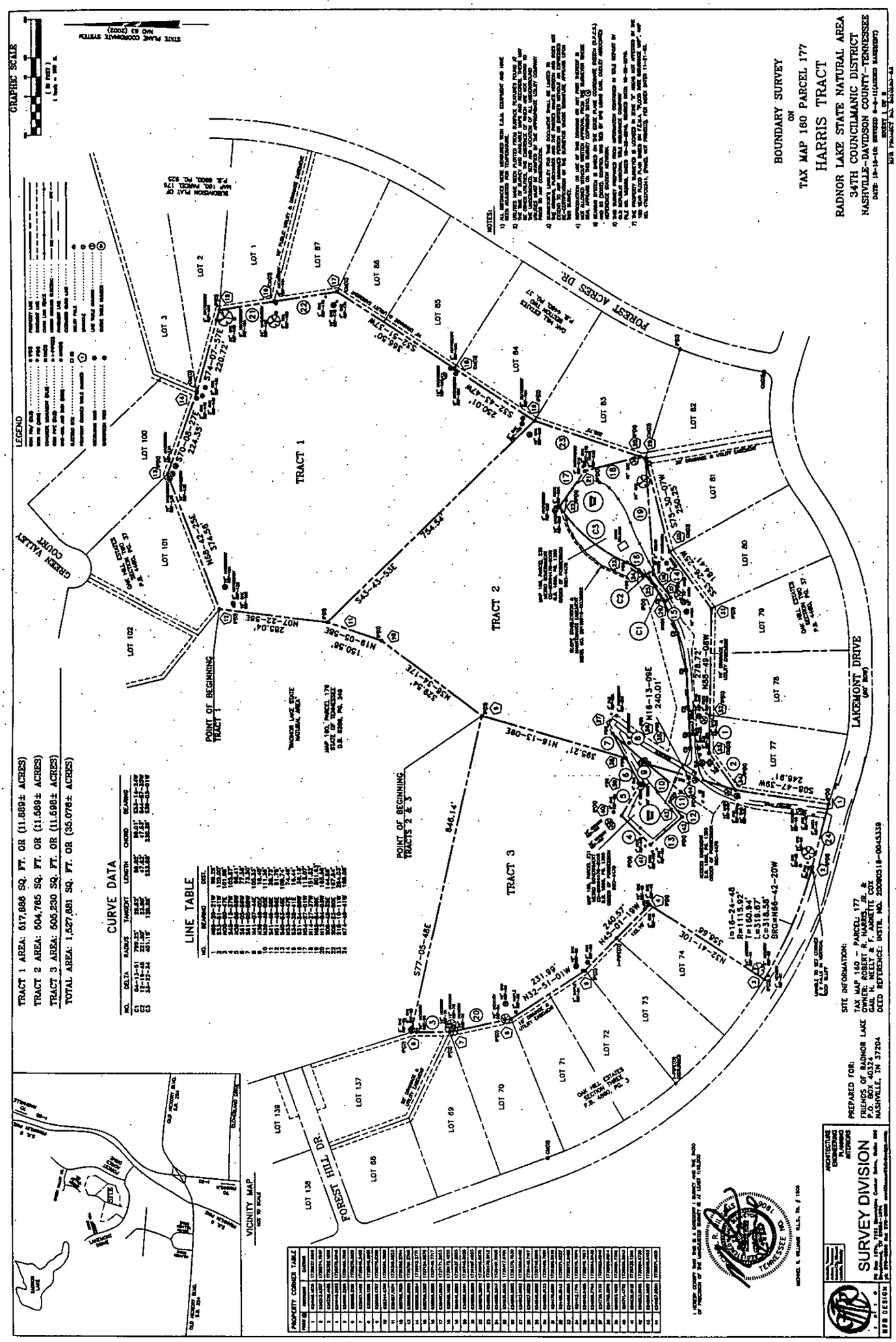
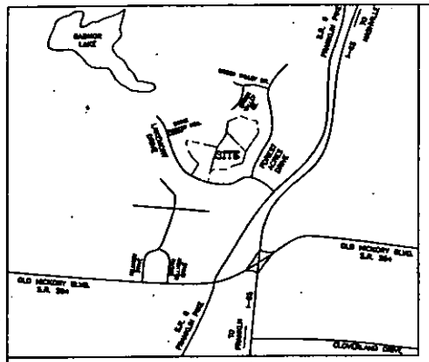


EXHIBIT "D"

TRANSACTION NUMBER 10-11-016



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

STATE PLANE COORDINATE SYSTEM
NAD 83 (2002)

PROPERTY DESCRIPTION
Tract 1

Land lying within the 34th Councilmanic District of Nashville, Davidson County, Tennessee, being a portion of property known as Tax Map 160, Parcel 177, property of Robert E. Harris, Jr., Gail H. Neely and F. Annette Cox of record in Instrument No. 20090518-0045339 of the Register's Office for Davidson County, Tennessee, being shown on a survey by RFR Design project No. 2010110-02, dated 12-15-10 by Michael E. Williams and being more particularly described as follows:

BEGINNING at an iron pin old, being the most southern corner of Lot 181 of Oak Hill Estates, Section Two of record in Plat Book 6468, Page 37 and a common corner with the State of Tennessee property of record in Deed Book 6266, Page 340, said pin being at coordinates N=425760.9331, E=1743533.2304 on the Tennessee State Plane Coordinate System (N.A.D. '83) 2002 Adjustment;

Thence, with Lot 181, North 69 degrees 42 minutes 25 seconds East, 374.56 feet to an iron pin new and a common corner between Lots 180 and 181 of said subdivision;

Thence, with Lot 180, South 70 degrees 08 minutes 27 seconds East, 224.35 feet to a concrete monument old at the south most corner of Lot 180, same being the common corner of Lots 2 & 3 of the plats entitled Amended Subdivision Plat of Map 160, Parcel 176 recorded of record in Plat Book 6968, Page 52;

Thence, with Subdivision Plat of Map 160, Parcel 176 and Lot 2, South 74 degrees 07 minutes 57 seconds East, 239.32 feet to an iron old, being a common corner of Lots 1 & 2;

Thence, with Lot 1, South 68 degrees 48 minutes 35 seconds East, 144.86 feet to a concrete monument old and a common corner of Lot 1 & Lot 67 of Oak Hill Estates, Section Two of record in Plat Book 6468, Page 37;

Thence, with Oak Hill Estates, Section Two and Lot 67, South 68 degrees 22 minutes 39 seconds East, 147.84 feet to a concrete monument old and a common corner with Lots 66 & 67;

Thence, with Lots 66 & 65, South 22 degrees 51 minutes 37 seconds West, 266.39 feet to a concrete monument old and a common corner with Lots 64 & 65;

Thence, with Lot 64, South 22 degrees 43 minutes 47 seconds West, 250.86 feet to an iron pin old and a common corner of Lots 63 & 64;

Thence, with a new line across the Harris, Neely, & Cox property this being the common line between Tracts 1 & 2 as shown on survey, North 43 degrees 43 minutes 53 seconds West, 734.54 feet to an iron pin old and a common corner with said State of Tennessee property;

Thence, with State of Tennessee, North 07 degrees 22 minutes 26 seconds East, 265.84 feet to the POINT OF BEGINNING and containing 517,886 square feet, or 11.889 acres, more or less.

PROPERTY DESCRIPTION
Tract 2

Land lying within the 34th Councilmanic District of Nashville, Davidson County, Tennessee, being a portion of property known as Tax Map 160, Parcel 177 property of Robert E. Harris, Jr., Gail H. Neely and F. Annette Cox of record in Instrument No. 20090518-0045339 of the Register's Office for Davidson County, Tennessee, being shown on a survey by RFR Design project No. 2010110-02, dated 12-15-10 by Michael E. Williams and being more particularly described as follows:

BEGINNING at an iron pin old, being in the south line of the State of Tennessee property of record in Deed Book 6266, Page 340 and being a common corner of Tracts 2 & 3 of this survey, said pin being at coordinates N=425988.1737, E=1743978.0269 on the Tennessee State Plane Coordinate System (N.A.D. '83) 2002 Adjustment;

Thence, with State of Tennessee, North 86 degrees 34 minutes 17 seconds East, 329.34 feet to an iron pin old;

Thence, North 19 degrees 06 minutes 36 seconds East, 130.56 feet to an iron pin old;

Thence, with a new line across Harris, Neely, and Cox property same being the common line of Tracts 2 &3 of this survey, South 43 degrees 43 minutes 53 seconds East, 734.54 feet to an iron pin old and a common corner with Lots 63 & 64 of Oak Hill Estates, Section Two of record in Plat Book 6468, Page 37;

Thence, with Lot 63, South 22 degrees 30 minutes 11 seconds West, 204.05 feet to an iron pin new and a common corner with Metro Government (same tract) property, Parcel 230 of record in CD-03004-0700-0000 and Deed Book 13586, Page 1230;

Thence, with Metro Government Parcel 230 for the following 5 calls:

Thence, North 14 degrees 27 minutes 37 seconds West, 151.42 feet to an iron pin new;
Thence, North 24 degrees 27 minutes 01 seconds West, 113.67 feet to an iron pin new;
Thence, along a curve to the left, having a radius of 494.13 feet, a delta angle of 23 degrees 23 minutes 34 seconds, a chord bearing and distance of South 39 degrees 43 minutes 01 seconds West, 238.39 feet, along an arc length of 233.48 feet to an iron pin new;
Thence, South 31 degrees 34 minutes 39 seconds West, 36.13 feet to an iron pin new;
Thence, along a curve to the right, having a radius of 221.30 feet, a delta angle of 12 degrees 19 minutes 45 seconds, a chord bearing and distance of South 69 degrees 37 minutes 33 seconds West, 47.52 feet, along an arc length of 47.63 feet to an iron pin new;
Thence, along a curve to the right, having a radius of 798.35 feet, a delta angle of 04 degrees 15 minutes 51 seconds, a chord bearing and distance of South 52 degrees 34 minutes 34 seconds West, 59.81 feet, along an arc length of 59.82 feet to a bing-nail and disk now in an asphalt drive;
Thence, South 54 degrees 39 minutes 41 seconds West, 16.44 feet to an iron pin new;
Thence, North 52 degrees 46 minutes 47 seconds West, 94.46 feet to a bing-nail and disk now in an asphalt drive;
Thence, North 55 degrees 34 minutes 39 seconds West, 301.43 feet to a concrete monument old and being a common corner with Lots 81 & 82 of said Oak Hill Estates, Section Two;

Thence, with Oak Hill Estates, Section Two and Lot 81, South 75 degrees 30 minutes 07 seconds West, 258.25 feet to a concrete monument old and a common corner with Lots 80 & 81;

Thence, with Lot 80, South 53 degrees 36 minutes 25 seconds West, 184.61 feet to an iron pin old and a common corner with Lots 79 & 80;

Thence, with Lots 79 & 78, South 55 degrees 49 minutes 08 seconds West, 238.22 feet to an iron pin old and a common corner with Lots 77 & 78;

Thence, with Lot 77 for the following 2 calls:

Thence, North 39 degrees 26 minutes 21 seconds West, 99.29 feet to a concrete monument old;
Thence, South 53 degrees 31 minutes 45 seconds West, 130.60 feet to an iron pin new;

Thence, with another new line across Harris, Neely, and Cox property same being the common line of Tracts 2 &3 of this survey, North 16 degrees 13 minutes 09 seconds East, 340.81 feet to an iron pin new in the east line of the Metro Government (same tract) property, Parcel 231 of record in CD-03004-0050-0000 and Deed Book 13586, Page 1230;

Thence, with Metro Government property for the following 3 calls:

Thence, North 39 degrees 43 minutes 05 seconds East, 13.40 feet to an iron pin new;
Thence, North 43 degrees 07 minutes 44 seconds East, 105.33 feet to an iron pin new;
Thence, South 43 degrees 05 minutes 39 seconds West, 73.50 feet to an iron pin new;

Thence, leaving Metro Government with another new line across Harris, Neely, and Cox property, same being another common line of Tracts 2 &3 of this survey, North 16 degrees 13 minutes 09 seconds East, 309.21 feet to the POINT OF BEGINNING and containing 394,765 square feet, or 11.289 acres, more or less.

PROPERTY DESCRIPTION
Tract 3

Land lying within the 34th Councilmanic District of Nashville, Davidson County, Tennessee, being a portion of property known as Tax Map 160, Parcel 177 property of Robert E. Harris, Jr., Gail H. Neely and F. Annette Cox of record in Instrument No. 20090518-0045339 of the Register's Office for Davidson County, Tennessee, being shown on a survey by RFR Design project No. 2010110-02, dated 12-15-10 by Michael E. Williams and being more particularly described as follows:

BEGINNING at an iron pin old, being in the south line of the State of Tennessee property of record in Deed Book 6266, Page 340 and being a common corner of Tracts 2 & 3 of this survey, said pin being at coordinates N=425988.1737, E=1743978.0269 on the Tennessee State Plane Coordinate System (N.A.D. '83) 2002 Adjustment;

Thence, with a new line across Harris, Neely, and Cox property same being the common line of Tracts 3 &2 of this survey, South 16 degrees 13 minutes 09 seconds West, 309.21 feet to an iron pin new in the south line of Metro Government (same tract) property, Parcel 231 of record in CD-03004-0050-0000 and Deed Book 13586, Page 1230;

Thence, with Metro Government Parcel 231 for the following 7 calls:

Thence, South 61 degrees 05 minutes 38 seconds West, 71.58 feet to an iron pin new;
Thence, South 39 degrees 26 minutes 28 seconds West, 86.41 feet to an iron pin new;
Thence, South 43 degrees 13 minutes 27 seconds West, 165.87 feet to an iron pin new;
Thence, South 48 degrees 32 minutes 46 seconds West, 160.74 feet to an iron pin new;
Thence, South 51 degrees 48 minutes 56 seconds West, 51.71 feet to an iron pin new;
Thence, South 41 degrees 49 minutes 36 seconds West, 38.73 feet to an iron pin new;
Thence, South 39 degrees 46 minutes 02 seconds East, 111.36 feet to an iron pin new;

Thence, with another new line across Harris, Neely, and Cox property same being another common line of Tracts 3 &2 of this survey, South 16 degrees 13 minutes 09 seconds East, 340.81 feet to an iron pin new and a common corner with Lot 77 Oak Hill Estates, Section Two of record in Plat Book 6468, Page 37;

Thence, with Oak Hill Estates, Section Two and Lot 77, South 68 degrees 47 minutes 39 seconds West, 266.91 feet to an iron pin new in the south right-of-way line of Lakemont Drive (60 feet R/W) and being the southeast corner of the herein described Tract 3;

Thence, with the south right-of-way line of Lakemont Drive, North 74 degrees 49 minutes 41 seconds West, 169.88 feet to an iron pin new;

Thence, along a curve to the right, having a radius of 1113.52 feet, a delta angle of 16 degrees 34 minutes 08 seconds, a chord bearing and distance of North 66 degrees 42 minutes 39 seconds West, 318.26 feet, along an arc length of 319.43 feet to an iron pin old, the southeast corner of Lot 76 of Oak Hill Estates, Section Three of record in Plat Book 6968, Page 2;

Thence, with Oak Hill Estates, Section Two and Lot 76, North 52 degrees 41 minutes 10 seconds East, 252.46 feet to an iron pin new;

Thence, with Lots 74 & 75, North 43 degrees 02 minutes 19 seconds West, 340.57 feet, (passing an iron pipe old at 122.36 feet, a common corner between Lots 74 & 75) to an iron pin old, being the common corner of Lots 72 & 73;

Thence, with Lots 72 & 71, North 53 degrees 51 minutes 01 seconds West, 231.39 feet to an iron pin old and a common corner with Lots 71 & 70;

Thence, with Lot 70, North 12 degrees 04 minutes 03 seconds West, 163.39 feet to an iron pin old and a common corner with Lots 69 & 137;

Thence, with Lot 137, North 69 degrees 08 minutes 47 seconds East, 161.91 feet to an iron pin old and a corner in the south line of said State of Tennessee property;

Thence, with the south line of the State of Tennessee property, South 77 degrees 05 minutes 42 seconds East, 346.14 feet to the POINT OF BEGINNING and containing 358,250 square feet, or 11.388 acres, more or less.

PROPERTY CORNER REFERENCE POINT TABLE

CORNER NO.	REFERENCE POINT (REF.--s)	BEARING & DISTANCE FROM CORNER TO REFERENCE POINT
1	A	N 36 DEG. 04' 57" W, 49.87'
1	B	N 19 DEG. 86' 35" W, 69.52'
1	C	N 13 DEG. 37' 18" W, 78.26'
2	A	N 08 DEG. 02' 44" E, 30.67'
2	B	N 41 DEG. 34' 34" E, 15.78'
2	C	N 74 DEG. 15' 29" E, 37.71'
3	A	N 80 DEG. 00' 00" E, 30.30'
3	B	N 80 DEG. 00' 00" E, 34.00'
3	C	S 48 DEG. 00' 00" E, 14.00'
4	A	N 40 DEG. 00' 00" W, 15.70'
4	B	N 20 DEG. 00' 00" E, 12.50'
4	C	N 70 DEG. 00' 00" E, 10.50'
5	A	N 00 DEG. 00' 00" E, 8.50'
5	B	N 25 DEG. 00' 00" E, 26.50'
5	C	S 73 DEG. 00' 00" E, 22.00'
6	A	N 00 DEG. 00' 00" E, 14.50'
6	B	N 70 DEG. 00' 00" E, 41.80'
6	C	S 55 DEG. 00' 00" E, 22.00'
7	A	N 80 DEG. 00' 00" E, 11.50'
7	B	S 75 DEG. 00' 00" E, 20.60'
7	C	S 20 DEG. 00' 00" E, 10.80'
8	A	N 70 DEG. 00' 00" E, 7.50'
8	B	S 80 DEG. 00' 00" E, 11.50'
8	C	S 15 DEG. 00' 00" E, 15.00'
12	A	S 75 DEG. 00' 00" E, 58.00'
12	B	S 22 DEG. 00' 00" E, 39.00'
12	C	S 12 DEG. 00' 00" E, 38.00'
13	A	S 46 DEG. 00' 00" E, 30.00'
13	B	S 05 DEG. 00' 00" E, 13.00'
13	C	S 85 DEG. 00' 00" W, 12.50'
14	A	S 30 DEG. 00' 00" E, 26.00'
14	B	S 30 DEG. 00' 00" W, 17.00'
14	C	S 90 DEG. 00' 00" W, 15.00'
15	A	S 30 DEG. 00' 00" W, 45.00'
15	B	S 55 DEG. 00' 00" W, 24.50'
15	C	N 73 DEG. 00' 00" W, 28.50'
16	A	S 50 DEG. 00' 00" W, 7.50'
16	B	S 80 DEG. 00' 00" W, 30.00'
16	C	S 90 DEG. 00' 00" W, 51.00'
17	A	S 90 DEG. 00' 00" W, 25.00'
17	B	N 75 DEG. 00' 00" W, 38.00'
17	C	N 24 DEG. 00' 00" W, 33.00'
18	A	N 04 DEG. 00' 00" E, 10.00'
18	B	S 72 DEG. 00' 00" W, 13.50'
18	C	N 35 DEG. 00' 00" W, 33.00'
19	A	N 12 DEG. 00' 00" E, 31.00'
19	B	N 70 DEG. 00' 00" W, 37.50'
19	C	N 13 DEG. 00' 00" W, 33.00'

PROPERTY CORNER REFERENCE POINT TABLE

CORNER NO.	REFERENCE POINT (REF.--s)	BEARING & DISTANCE FROM CORNER TO REFERENCE POINT
20	24" OAK	S 82 DEG. 02' 54" W, 65.00'
20	18" OAK	N 36 DEG. 27' 02" W, 19.00'
21	A	N 70 DEG. 00' 00" E, 12.20'
21	B	N 90 DEG. 00' 00" E, 15.80'
21	C	S 20 DEG. 00' 00" E, 1.70'
22	A	N 00 DEG. 00' 00" E, 2.70'
22	B	N 00 DEG. 00' 00" E, 12.00'
22	C	N 40 DEG. 00' 00" W, 16.00'
25	8" CEDAR	S 82 DEG. 18' 21" E, 52.08'
25	8" HAWTHORN	S 53 DEG. 08' 40" E, 63.85'
25	8" CEDAR	S 36 DEG. 08' 18" E, 54.51'
26	18" HACKBERRY	S 23 DEG. 08' 03" E, 37.41'
26	12" HACKBERRY	S 02 DEG. 31' 05" W, 46.84'
26	10" HACKBERRY	S 26 DEG. 15' 05" W, 60.91'
27	14" HACKBERRY	S 14 DEG. 22' 39" E, 21.55'
27	12" HACKBERRY	S 18 DEG. 52' 29" W, 33.28'
27	10" HACKBERRY	S 41 DEG. 28' 25" W, 54.83'
28	8" CEDAR	S 85 DEG. 48' 09" E, 29.55'
28	8" HAWTHORN	S 40 DEG. 51' 54" E, 44.24'
28	8" CEDAR	S 18 DEG. 08' 02" E, 39.39'
29	24" OAK	N 85 DEG. 15' 10" W, 80.00'
29	18" OAK	N 12 DEG. 56' 11" W, 30.00'
30	8" CEDAR	N 36 DEG. 48' 25" W, 48.65'
30	8" HAWTHORN	N 78 DEG. 27' 48" W, 30.82'
30	8" CEDAR	N 85 DEG. 23' 37" W, 46.47'
31	18" HACKBERRY	N 13 DEG. 48' 58" E, 75.80'
31	12" HACKBERRY	N 22 DEG. 00' 52" E, 92.88'
31	10" HACKBERRY	N 05 DEG. 54' 34" W, 66.24'
32	A	N 25 DEG. 53' 38" E, 10.14'
32	B	N 40 DEG. 42' 11" W, 20.27'
32	C	N 04 DEG. 56' 00" W, 29.02'
33	A	N 24 DEG. 37' 15" E, 31.12'
33	B	N 53 DEG. 56' 50" W, 32.19'
33	C	N 06 DEG. 47' 25" W, 25.29'
34	A	S 75 DEG. 44' 19" W, 15.93'
34	B	S 82 DEG. 04' 34" W, 40.38'
34	C	N 12 DEG. 06' 48" W, 20.71'
35	12" ELM	S 20 DEG. 22' 18" W, 5.18'
35	8" ELM	S 28 DEG. 56' 05" W, 18.28'
35	12" CEDAR	N 59 DEG. 33' 54" W, 8.86'

PROPERTY CORNER REFERENCE POINT TABLE

CORNER NO.	REFERENCE POINT (REF.--s)	BEARING & DISTANCE FROM CORNER TO REFERENCE POINT
36	12" CEDAR	N 12 DEG. 31' 15" E, 19.06'
36	12" ELM	N 47 DEG. 04' 03" E, 13.62'
36	8" ELM	S 06 DEG. 16' 38" E, 4.11'
37	A	N 86 DEG. 31' 50" E, 61.42'
37	B	S 77 DEG. 11' 38" E, 47.80'
37	8" HACKBERRY	S 28 DEG. 07' 80" W, 50.23'
38	8" HACKBERRY	S 77 DEG. 58' 35" E, 40.61'
38	B	S 08 DEG. 63' 08" W, 48.25'
38	C	S 17 DEG. 85' 15" W, 41.43'
39	8" ELM	N 27 DEG. 28' 21" E, 5.30'
39	10" CEDAR	S 04 DEG. 35' 32" E, 4.82'
39	4" CEDAR	S 65 DEG. 41' 39" W, 8.36'
40	A	N 25 DEG. 00' 00" E, 23.60'
40	B	N 43 DEG. 00' 00" W, 36.00'
40	C	N 27 DEG. 00' 00" W, 38.00'
41	A	S 35 DEG. 00' 00" W, 19.80'
41	B	S 75 DEG. 00' 00" W, 18.00'
41	C	N 15 DEG. 00' 00" W, 14.00'
42	8" ELM	S 80 DEG. 37' 16" E, 104.80'
42	12" ELM	S 70 DEG. 40' 55" E, 103.19'
42	8" OAK	S 65 DEG. 20' 02" E, 81.51'
43	8" ELM	S 51 DEG. 08' 42" E, 79.72'
43	12" ELM	S 40 DEG. 36' 41" E, 87.11'
43	8" OAK	S 18 DEG. 35' 42" E, 82.67'
44	8" ELM	N 61 DEG. 19' 61" E, 43.15'
44	12" ELM	S 39 DEG. 36' 18" E, 48.36'
44	8" OAK	S 00 DEG. 36' 47" E, 48.48'

SCHEDULE B - SECTION 2 EXCEPTIONS (SEE ITEM 4)

8. APPLICATION FOR GREENBELT ASSESSMENT OF RECORD AS INSTRUMENT NO. 20000511-0054304, BAR OWNER'S OFFICE. (BLANKET IN NATURE)
10. RIGHT OF WAY REFUSAL OF RECORD IN INSTRUMENT NO. 20000511-0054333, BAR OWNER'S OFFICE. (DON'T A SALT BLANKET IN NATURE)
11. PERMANENT EASEMENTS AS MAY BE IN ORDER OF POSSESSION, CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE CIRCUIT COURT NO. 800-1470. (AS SHOWN ON SURVEY)

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1/10,000

MICHAEL E. WILLIAMS R.L.S. No. # 1906

ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS

SURVEY DIVISION

RFR DESIGN

PREPARED FOR:
FRIENDS OF RADNOR LAKE
P.O. BOX 40324
NASHVILLE, TN 37204

SITE INFORMATION:
TAX MAP 160 - PARCEL: 177
OWNER: ROBERT R. HARRIS, JR. &
GAIL H. NEELY & F. ANNETTE COX
DEED REFERENCE: INSTR. NO. 20090518-0045339

BOUNDARY SURVEY
ON
TAX MAP 160 PARCEL 177
HARRIS TRACT
RADNOR LAKE STATE NATURAL AREA
34TH COUNCILMANIC DISTRICT
NASHVILLE-DAVIDSON COUNTY-TENNESSEE
DATE: 12-15-10-REVISED 6-6-11(ADDED EASEMENT)

SHEET 2 OF 2
RFR PROJECT NO. 2010110-02

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